

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

FACT SHEET

(pursuant to NAC 445A.236)

Permittee Name: Mountain Falls, LLC
William Lyon Homes, Managing Member for Mountain Falls, LLC
500 Pilot Road, Suite G
Las Vegas, Nevada 89119

Permit Number: NEV2005509

Description of Discharges

Location:

The Mountain Falls Golf Course, is located at 5001 Fox Avenue in Pahrump, Nye County, Nevada 89061-6913. The area is 5 miles south of Pahrump, bounded by Hafen Ranch Road on the east, on the south by Manse Road, and on the west by Homestead Road. The site is bounded on the north by the Calvada Subdivision.

Longitude: 115°55'15"W., Latitude: 36°10'00"N.
Sections 3, 4, 5, 6, and 10 T. 21S., R. 54E., MDB&M

General: The developer of the Mountain Falls project is William Lyon Homes, and the project encompasses about 1,050 acres in which the Mountain Falls Golf Course is included, along with a Pahrump Master Plan approval for 3,200 residential units, a casino/hotel complex and other general commercial uses. The Mountain Falls Wastewater Treatment Plant which is owned and operated by Utilities Inc. of Central Nevada (UICN) (NEV2005505), is designed to supply tertiary treated, denitrified and disinfected effluent for irrigation reuse and disposal at the Mountain Falls Golf Course under authorization of this permit (reuse) and the UICN permit(supply). Treated effluent piped from the Mountain Falls Wastewater Treatment Plant is proposed to be disposed via irrigation reuse on the golf course and on other future approved sites (e.g. fairgrounds, additional approved reuse sites as build out continues) where turf grasses, trees and or other landscape plant materials will be irrigated. Another reuse option which is proposed is a truck fill station for construction water and dust control. All reuse irrigation and other effluent use operations shall be conducted and operated in accordance with the approved Effluent Management Plan and the terms and conditions of the this permit. The effluent supply line from the Mountain Falls Wastewater Treatment Plant discharges directly into the effluent irrigation storage pond on the golf course.

Flow: The applicant has applied for a permit to discharge a total of 0.750 MGD 30-Day Average Flow for the eighteen-hole golf course area on a total of 122 acres and other approved sites or uses. The permit requires the reuse water quantity to be monitored and reported. The maximum monthly flow is based upon the highest usage month determined from the consumptive use balance plus 10% allowance, and in accordance with the approved Effluent Management Plan. The annual application volume is limited to a maximum of 840 acre feet/year for reuse irrigation at the golf course property.

Total Coliform:

Total Coliform:* 2.2 CFU/MPN/100 ml 30 day average CFU = Colony Forming Units;
23 CFU/MPN/100 ml daily max. MPN = Most Probable Number; ml = Milliliter

* Sample results are to be obtained from UICN (# NEV2005505)

Characteristics: *The applicant intends to use tertiary treated, denitrified and disinfected reuse water provided by Utilities Inc. of Central Nevada's (UICN) new Mountain Falls Wastewater Treatment Plant. UICN will provide reclaimed water that meets new Category A quality per NAC 445A.276, and is denitrified below 10 mg/l N. The golf course is an 18-hole championship course with rye grass fairways and bentgrass greens; perimeter finish landscaping is not yet completed. There is one effluent storage lake for irrigation supply and winter storage of effluent. The Total Coliform monitoring compliance point is at the end of pipe prior to discharge into the irrigation storage lake; contact time in the pipe from the treatment plant is required to meet the Total Coliform disinfection requirement. Irrigation wells (offsite and one onsite) provide water via an air-gapped pipeline into the irrigation lake which will be supplementing the reuse supply; there is also an air-gapped potable waterline and a pipeline conveying spring water which discharges into the irrigation/pumping/storage lake as a back-up emergency supplemental supply. Currently the golf course is being watered with groundwater. The effluent storage/irrigation lake is lined with 60 mil HDPE.*

Receiving Water Characteristics: *Groundwater in the general area is potable and shallow, with an average of about 60 feet below ground surface. Groundwater flow is generally west-southwest. The immediate area has spotty areas with elevated concentrations of nitrates (42 to 390 mg/L), Chlorides (68 -325 mg/L, and total dissolved solids (600 - 2400 mg/L). The nitrates are believed to have been the result of concentrated animal operations/pasturage in the past. Because of the concern of high nitrates, the treatment plant has a total nitrogen limit of 10 mg/L. The treatment plant is required to ensure that the treated effluent is nitrified and then denitrified prior to export to the reuse site. The effluent is to be applied at the consumptive rate. No adverse effects to groundwater are expected to occur as a result of this effluent reuse.*

Procedures for Public Comment:

*The Notice of the Division's intent to issue the permit authorizing the Mountain Falls LLC to discharge to the groundwater of the State of Nevada at the Mountain Falls Golf Course and other approved sites is subject to the conditions contained within the permit, is being sent to the **Las Vegas Review-Journal** and **Pahrump Valley Times** for publication. The notice is being mailed to interested persons on our mailing list. Anyone wishing to comment on the proposed permit can do so in writing for a period of 30 days following the date of the publication of the public notice. All comments must be received DecemberXX, 2005. The comment period can be extended at the discretion of the Administrator.*

A public hearing on the proposed determination can be requested by the applicant, any affected State, any affected interstate agency, the Regional Administrator or any interested agency, person or group of persons.

The request must be filed within the comment period and must indicate the interest of the person filing the request and the reasons why a hearing is warranted.

Any public hearing determined by the Administrator to be held must be conducted in the geographical area of the proposed discharge or any other area the Administrator determined to be appropriate. All public hearings must be conducted to accordance with NAC

445A.238.

The final determination of the Administrator may be appealed to the State Environmental Commission pursuant to NRS 445A.605.

Proposed Determination

The Division has made the tentative determination to issue the proposed permit for a period of five (5) years.

Schedule of Compliance and Special Conditions

There are no Schedule of Compliance items or special conditions.

Rationale for Permit Requirements

Required parameters are monitored to ensure effluent reuse requirements are maintained per NAC 445A.275 and 445A.276.

*Prepared by: Icyl C. Mulligan
October 2005*

A:MOUNTAINFALLS.REUSE.FAC